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PUBLIC SAFETY ELEMENT
of the
GENERAL PLAN

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RESOLUTION NO. CS-7229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING
A "PUBLIC SAFETY ELEMENT OF THE GENERAL PLAN."

WHEREAS, Section 65302.1 of the Government Code of the State
of California requires a General Plan to include a Public Safety
Element; and

WHEREAS, the City of Culver City, California, has an adopted
Revised General Plan; and

WHEREAS, in order to comply with the above-referenced section
of State law, the Division of Planning prepared a Public Safety
Element for the Revised General Plan of the City and submitted said
element to the Planning Commission for public hearing; and

WHEREAS, on July 23, 1975, the Planning Commission conducted
a duly noticed public hearing on the Public Safety Element, includ-
ing the Negative Declaration prepared in connection therewith and
comprising a part thereof; and


WHEREAS, after consideration of the testimony and materials
presented at said hearing, the Planning Commission by Resolution
No. 1267 recommended to the City Council for adoption "Public
Safety Element of the General Plan City of Culver City July, 1975",
including the addition of Section VIII.C.2.a.6. which reads as
follows:

"The City Council consider appropriate legislation to
result in a prohibition of the sale of fireworks in
the City."

and

WHEREAS, a hearing was held before the City Council on
August 25, 1975, at which time all interested persons were given
an opportunity to be heard,

NOW, THEREFORE, the City Council of the City of Culver City,
California, DOES HEREBY RESOLVE that,



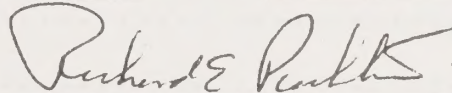
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1 1. The "Public Safety Element of the General Plan City of
2 Culver City July, 1975", recommended to the City Council for
3 adoption, together with Section VIII.C.2.a.6: "The City Council
4 consider appropriate legislation to result in a prohibition of
5 the sale of fireworks in the City", is hereby approved and adopted.

6 2. A copy of the "Public Safety Element of the General Plan
7 City of Culver City July, 1975" is on file in the office of the
8 City Clerk.

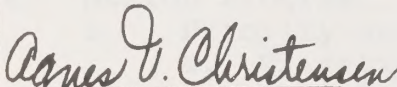
9 APPROVED and ADOPTED this 25th day of August, 1975.

10 

11 RICHARD E. PACHTMAN
12 MAYOR
13 City of Culver City, California.

14 ATTEST:

APPROVED AS TO FORM:

15 
16 AGNES V. CHRISTENSEN
17 City Clerk

18 
19 ROBERT D. OGLE
20 City Attorney

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I. INTRODUCTION

Culver City has a resident population of 37,900 and a daytime population in excess of 100,000. Within the 4.8 square mile area urban growth has created pressure on natural as well as manmade physical environments. Urban expansion, the spread of blight in central city areas, and trends toward intensification of land use throughout the urban area, have all contributed to safety problems.

Government Code Section 65302.1 requires a safety element of all city and county general plans, as follows:

A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazard.

The Safety Element is intended to identify and define programs to protect the community from fire and geologic hazards. As directed by Section 65302.1 of the California State Government code, it recognizes and defines substantive problem areas of urban fire hazards and geologic hazards.

Urban Fire Hazard - Predominantly characterized by structural fire hazards affecting residential, commercial, and industrial activities.

Geologic Hazards - Geologic activity, other than seismic events, creating an impact on the safety and welfare of Los Angeles County citizens, such as slope instability, general subsidence, differential settling, erosion, and other associated problems.

II. ASSETS

Although the city's propensity for suffering major fire and geologic damage cannot be minimized, the community does have a number of assets in its favor. Foremost among these assets may be the relatively low density character of major portions of the residential areas of the city. Thus, chances are slight that any one fire or landslide in such an area would affect large numbers of people.

Another asset is the quality of the city's fire department. The department is generally well rated and willing to take advantage of new methods and equipment. The regular use of its fire training facility contributes to this rating. The department is also tied into a mutual response program with the abutting jurisdictions of Los Angeles City and Los Angeles County which allows handling of most emergencies.

Culver City is also fortunate in having a number of ordinances, programs, and requirements already in existence pertaining to fire and geologic hazards. Requirements exist as part of subdivision ordinances that establish standards for access and minimum water fire flow requirements. Automatic fire alarm systems tied through radio wave to the Fire Communications Center have been required for residential complexes for several years prior to the recent Uniform Building Code requirements.

Public awareness of our fire and geologic hazards is another important asset. The citizenry is generally cooperative in adhering to fire regulations. This awareness also contributes to understanding and cooperation during an actual emergency.

The city is located in the western section of Los Angeles County. As such, the city has access to the county data base on geologic conditions and hazards. Due to previous experience with geologic hazards the region also has access to an impressive data base regarding these hazards, and to persons well versed in dealing with these problems. While most of this data is extremely detailed and applicable only to small areas, it is, nevertheless, a valuable resource.

III. PROBLEMS AND ISSUES

A. URBAN FIRE HAZARDS

All of Culver City, an area of 4.8 square miles, has been committed to urban uses. Local development patterns have historically consisted of continuous outward expansion, accompanied by gradual aging and deterioration of the central city area. More recently, use intensification trends have occurred in selected districts. This trend is demonstrated by the fact that all of the total net additions to the city's housing inventory since the 1970 Census have been multiple units. The urban form that is evolving is susceptible to a variety of fire related hazards.

1. Fire Hazardous Buildings

In recent years, two major hotel fires in Los Angeles County which claimed dozens of lives have served to focus attention on the problem of fire hazardous buildings. These are buildings which upon ignition permit rapid internal spread of fire and are frequently characterized by open stairwells, sub-standard electrical wiring, and obsolete heating facilities. Combined with human carelessness or maliciousness, these deteriorated conditions provide a potential for disaster.

Many fire hazardous structures are older, multi-storied hotels that have been converted to permanent residential use. Such buildings commonly provide low cost housing for the poor and the elderly. Older buildings also house a variety of commercial and light industrial enterprises. Major clusters of these buildings in or near the downtown area pose a serious threat to life and property. The social and economic ramifications attendant to mitigating the potential threat of fire hazardous structures are enormous. Complex issues remain concerning occupant safety and welfare, equitable treatment of building owners, relocation of existing occupants, minimization of adverse effects on the general business community, and preservation of an adequate community tax base.

2. Residential Fires

During 1974, more than 30 percent of all fires served by the Culver City Fire Department occurred in residential dwellings. The estimated losses to these dwellings were nearly one-fourth of a million dollars. In the City of Los Angeles, more than 25 percent of all fires during 1971-72 involved private residences and accounted for a greater number of deaths and injuries than any other single type of fire. Such fires occur for a variety of reasons and no geographical or causative pattern is apparent. Although such fires typically involve single dwellings

or buildings, the danger is always present that residential areas utilizing untreated wood shingle roofs, when in the path of a wind driven fire, could easily spread out of control over a large area.

3. Multi-Story Buildings

There has been a major change in the Culver City skyline in recent years. The number of hotel buildings with eight stories or more has increased from one in 1960 to four in 1972. The concentration of large numbers of occupants inside these structures intensifies the disaster potential. In addition, use and structural characteristics combined with difficulties related to emergency response and disaster control procedures make medium and highrise development particularly susceptible to fire hazards.

Dependency on internal support systems, including ventilation, water availability and pressure, and elevator systems, increases the sensitivity of multi-story structures to fire hazard. Such systems may fail during a fire when they are most critically needed.

Emergency response and disaster control procedures become increasingly difficult with taller buildings. Access of personnel and equipment to upper story fires is a major problem. Evacuation of building occupants is another. Helicopter lift-offs or aerial ladder evaluation may be required if smoke or mechanical failures block normal exit routes. Inadequate or inoperable internal communication systems hinder efforts to locate and evacuate trapped occupants.

4. Hospitals and Medical Facilities

Culver City residents are served by two private hospitals, with a maximum bed capacity approaching 700. In addition, 5 nursing care facilities provide beds and medical services for more than 375 chronically ill or convalescent patients. The activities and populations associated with these facilities are particularly sensitive to fire hazard.

General hospitals offering a wide array of medical services rely on highly sophisticated and sensitive equipment for a number of life maintenance functions. Fire damage to such equipment would directly affect the safety and well being of present and future patient populations.

Patient populations are commonly characterized by physical or mental disabilities. Such disabilities inhibit the patient's capacity to react during a crisis. In instances where there is a large population of dependent individuals, the number of supervisory or custodial personnel is usually inadequate to provide sufficient aid and guidance in times of emergency.

Even if adequate aid were provided, many ailments would be seriously aggravated by stress situations.

5. Indoor Public Assembly Facilities

Several structures can be categorized as indoor public assembly facilities. In this element, these refer to all indoor facilities where large groups of people are gathered in generally unfamiliar surroundings. Such facilities include entertainment and recreational establishments, as well as public and semi-public institutions which include churches, temples, and schools. Many of these facilities are existing non-conforming buildings either built prior to present day codes or not covered by the retroactive requirements of state codes. Some have substandard electrical wiring, and many of them do not comply with existing state laws and county codes concerning building design and construction features.

The one characteristic shared commonly by all public assembly facilities is the concentration of large numbers of people. This condition provides the potential for mass panic response to a crisis situation. A mass response of this nature can ultimately cause more casualties than the originating event. Factors including unfamiliar surroundings, lack of knowledge concerning exit routes, and loss of orientation heighten the fire disaster potential. Additional problems stem from intense concentrations of people--should a fire occur in a crowded facility, causing extensive damage and injury, provision of the required medical aid is difficult. This problem has been generally recognized by many emergency response agencies and mock disaster games have been carried out in an attempt to familiarize and to train response personnel.

6. Industrial Fire Hazards

Nearly all of the urban industrial development in the city is located in the older areas of the community. The variety of industrial fire hazards is as diverse as the city's industrial base. Of particular concern, however, is the potential fire hazard resulting from the production of petroleum, chemical, and explosive products.

Oil extraction represents a significant industry. Numerous oil wells are located in the southeastern areas. The occasional close proximity of other industrial, commercial, and residential land uses increases public exposure to potential fire hazards.

Hazards of transportation, manufacturing, and storage of volatile products present additional fire potential. New industrial processes and the development of new fuels, plastics, and chemicals have required continuous upgrading of fire control technology and contingency planning. These efforts are directly related to the physical and economic well being of the industries, industrial employees, and the general public.

B. GEOLOGIC HAZARDS

Culver City is located near the coast of Southern California and encompasses nearly 4.8 square miles of land area. Some of this area is hilly or mountainous terrain and the remaining areas are relatively flat, thickly alluviated valleys and coast plains. (see Generalized Geology Map)

1. Slope Instability

Slope instability in the region is affected by three inter-related factors. These include surface and subsurface waters, geologic structure and rock types, and the degree of slope (see Slope Stability Map). Water moving over or under the land surface erodes, steepens, and undercuts slopes, thus removing lateral support and decreasing stability. Stability is also dependent on the specific properties and combinations of materials forming the slope. Moderate to steep slopes are most likely to have stability problems.

Slope failures such as landslides, rockslides, and mudflows are common in the county. Exposure to such hazards has increased with the urbanization of hilly areas. As a result, slope failures have caused millions of dollars of property damage in past years. These losses include both damage to structures as well as damage to the land itself. Slide areas are often rendered unusable without costly soil engineering correcting measures. Examples of economic loss due to slope failure are plentiful. The City of Los Angeles sustained nearly 7.5 million dollars in damages during 1959-62. Subsequently, ordinances were passed requiring soils engineering and some geologic investigations prior to new residential development.

In the early 1960's, landslide disasters in the county took two lives and forced the evacuation of over 100 hillside homes. In addition, 1700 hillside residences were damaged. The estimated cost of repairs totalled nearly 5.5 million dollars. This caused the grading ordinance to require engineering geology through all design and construction stages.

The Portuguese Bend landslide is located on the southerly oceanfacing slopes of Palos Verdes Peninsula. This ancient slide mass had reached a point of at least temporary stability but was reactivated during the 1950's. Los Angeles County engineers have continuously monitored the rate of sliding. At one point during February 1957, the maximum average rate of movement was nearly 1.5 inches per day and even now moves at a rate of about one foot a month. During the past 25 years, this slide has caused extensive damage to homes, roadways, and utilities, requiring that millions of dollars be expended on road and utility repairs.

A final example of losses incurred due to slope failure is

provided by the coastal bluffs of the Santa Monica and Pacific Palisades. Slides in this area are common and often result in property damage and the closure of Pacific Coast Highway.

2. Subsidence

Subsidence is the gradual sinking of an area due to a decrease in subsurface pressures. Subsidence in Los Angeles County can be divided, on the basis of the mechanism causing it, into three types: ground water withdrawal, oil or gas withdrawal, and hydrocompaction.

Ground surface effects related to subsidence are generally restricted to long surface structures such as canals, drains, and sewers, which are sensitive to slight changes in elevation. Since the mid-1930's, the Los Angeles County Engineer has monitored the changes in elevation due to subsidence, for more than 9,000 locations. Over the past several decades, widespread subsidence of the coastal plain has amounted to a few inches. This may have been caused primarily by a reduction in subterranean water pressures due to excessive well pumping. However, the most common cause of subsidence within the county is the removal of natural gas and petroleum deposits from unconsolidated or partially consolidated sedimentary materials. Such subsidence has occurred in the areas of Inglewood, Torrance, Baldwin Hills, and Long Beach-Wilmington oil fields.

The subsidence of the Wilmington oil field has been widely publicized for two reasons. It is located in the center of a highly industrialized area, and has affected the Port of Long Beach and the Long Beach Naval Shipyard. Vertical movement has now reached 29 feet at the center of the subsiding area, and horizontal movements of nearly 10 feet have been measured. These movements have caused extensive damage to wharves, pipelines, buildings, streets, and bridges necessitating costly repairs and surface filling.

Hydrocompaction is a phenomenon most common in desert environments, but it has been noticed in such semi-arid regions as the Antelope Valley and upper Santa Clara Valley. It usually occurs when man first applies large amounts of water, causing certain open-textured soils to lose their strength and consolidate under their own weight. Hydrocompaction is a problem to the works of man because of the abruptness and short distances over which subsidence occurs.

3. Erosion Activity

Land erosion is the process by which soil is removed from one area and transported to other areas largely by means of wind and moving water. If water moves over level area, little physical damage occurs to structures. However, if the flow of water is constricted or the slope steepened, the velocity

increases and deep gullies may result. Erosion activity within an urban area can cause damage by undermining structures, blocking storm sewers, and depositing silt, sand, or mud in roads, basements, and tunnels.

IV. OPPORTUNITIES

This document so far has presented a variety of fire and geologic hazards and problems which pose potential threats to the safety and well being of Culver City's citizens. It is the responsibility of government to reduce or avoid such hazards wherever possible. Many of the means for accomplishing this have been mentioned in the "assets" section which began this chapter. There are, however, additional factors which provide opportunities to reduce public exposure to fire and geologic hazards.

It is anticipated that the city as a whole will experience physical, social, and economic growth during the next several decades. Much of this growth will be in the form of renovation and redevelopment of the existing older portions of the urban area. Culver City is, therefore, presented with the opportunity to guide and direct the energies and interests of private industry toward the reduction of existing safety hazards. Continued economic growth and accompanying increases in tax revenue will provide government with the fiscal means to strengthen hazard abatement programs.

Each year the city government expends thousands of dollars on programs directed toward the betterment of the quality of life of its citizens. Many existing programs deal directly with public safety concerns. The existence of these programs and the ever increasing knowledge derived from them provides city government with continuous opportunities to reduce unacceptable levels of risk associated with the various safety hazards.

V. STATEMENT OF GOALS

The goals of the Safety Element link the assets, problems, issues, and opportunities identified previously with the policies and programs which follow. Goals reflect broad aims and basic values. They establish emphasis and tone for policy and program formulation. The decisions and activities of city government pertaining to safety should be guided by the intent of the goals set forth.

The purpose of the Safety Element is to strive toward achievement of the following major goals:

- . Protection of Life and Property
- . Reduction of Adverse Economic, Environmental, and Social Conditions Resulting from Fires and Geologic Hazards

The policies and programs which follow are offered as a means of realizing these goals.

VI. STATEMENT OF POLICIES

This section contains the policies of the Safety Element. These policies provide direction for achievement of goals. They will be carried out by the implementation of programs which utilize organized governmental resources for the mitigation or elimination of safety hazards. Safety Element policy consists of a written statement which addresses housing problems and issues.

1. Establish and enforce standards and criteria to reduce unacceptable levels of fire and geologic risk.
2. Reduce fire hazards associated with older buildings.
3. Reduce the impact of fires in hospitals, other medical facilities, and indoor public assembly facilities.
4. Encourage improved fire protection for multi-story structures and high-hazard industrial facilities.
5. Develop stringent site criteria for construction in areas with fire and/or geologic problems and prohibit construction if these criteria are not met.
6. Encourage continued research in the fields of geologic and fire safety.
7. Strengthen existing codes and ordinances pertaining to fire and geologic hazards.
8. Develop and support the use of new technology in the suppression and prevention of fires.
9. Require all new development and selected existing development to comply with established fire and geologic safety standards.
10. Improve programs and practices for dealing with land subsidence and erosion.
11. Expand public education programs pertaining to fires and geologic problems.
12. Encourage improved fire and geologic hazard insurance programs.
13. Review and improve disaster preparedness and emergency response capabilities.
14. Increase cooperation and coordination between the various jurisdictions and agencies involved in fire protection and the mitigation of geologic problems.

VII. STANDARDS AND CRITERIA

Safety standards and criteria are rules established for use as a basis for comparison in measuring unacceptable levels of risk.

The responsibility for establishing criteria and standards rests primarily with local jurisdictions. The State has established some standards but has left local government the task of enforcing them.

Standards

Although there is no single unified set of safety standards, Culver City has evolved a series of standards, specifications, and regulations that apply to safety. These are incorporated into various codes and ordinances, the primary ones applicable to the scope of this element being the Building Code, Fire Code, Grading Ordinance, Zoning Ordinance, Subdivision Ordinance, and State Health and Safety Code.

The Building and Fire Codes contain building standards. Land development standards are in the Grading, Zoning, and Subdivision Ordinances.

VIII. IMPLEMENTATION PROGRAM

The critical factor in any planning effort is its implementation. This process, achieved through budgeted, manned programs, developed in response to adopted policies, ultimately brings about realization of the plan.

The current level of activity concentrates primarily on local programs. In future reviews and revisions of the element, the intention is to broaden and intensify investigation and analysis of these and other programs in coordination with other agencies and the general public.

A. IDENTIFICATION OF EXISTING PROGRAMS

This section contains a listing of programs and activities having significant actual or potential capability for implementing the Safety Element.

1. County Programs

- Disaster Preparedness
- Fire Protection
- Geologic Mapping
- Taxation

2. Special District Programs

- Flood Control

3. City Programs

- Building Regulation
- Disaster Preparedness
- Fire Protection
- Grading Regulation
- Land Division Regulation
- Zoning Regulation

4. State Programs

- Fire and Rescue Emergency Plan
- Geologic Research and Mapping
- Taxation
- Water Supply Management

5. Federal Programs

FIRESCOPE

Forrest Service

Geologic Survey and Research

Taxation

6. Other Implementation Activities and Processes

Community Relations

Coordination and Reviews

Legislation

Long Range Planning

Mutual Assistance

Public Education

Research and Monitoring

In addition to the programs listed above, selected programs contained in the Seismic Safety Element contribute to the implementation of the Safety policies.

B. EVALUATION OF EXISTING PROGRAMS

This element deals specifically with fire and non-seismic geologic hazards. Efforts at improving fire safety have been divided traditionally into the areas of fire prevention and fire suppression. While it is primarily through the Building Regulation and Fire Protection Programs that fire safety problems are addressed, several programs concentrating primarily on avoidance or impact reduction strategies have been developed which address non-seismic geologic hazards.

Yet, despite these efforts, problems within this element's two major areas of concern--urban fires, and geologic hazards--still remain, and it is the purpose of this section to evaluate the effectiveness of the existing programs and their potential for improvement in dealing with these problems.

1. Urban Fire Hazards

The major urban fire hazard problem areas are: 1) fire hazardous buildings, 2) residential fires, 3) multi-story buildings, 4) hospitals and medical facilities, 5) indoor public assembly facilities, and 6) industrial fire hazards. Because each of these categories presents unique problems requiring that different emphases be placed on the combined programs, this section will consider those programs that have specific impacts on each of the major problems areas.

a. Fire Hazardous Buildings

Fire hazardous buildings are by their existence a continuing

threat to the safety of their occupants. Several factors have contributed to the perpetuation of this condition.

The current Building Regulation Programs do not require periodic inspection of older areas. The provisions of the Building and Safety Code specify the degree of deterioration that must be reached before a building is classified as unsafe. Consequently, building owners suffer no penalty by failing to improve those buildings which have not reached the specified degree of deterioration. Tax laws also have contributed to the continuing existence of hazardous buildings. Zoning regulations have a very limited effect on fire hazardous buildings, the non-conforming use provisions being essentially the only tool that can be utilized in addressing the problem.

b. Residential Fires

Fire protection agencies are inhibited by legal restrictions and manpower limitations from making inspections of single family residences except under special circumstances. While the impact of these limitations can be mitigated by improving current standards and practices, the inherent problems have made it necessary to concentrate on facilitating response activities.

As a result of state laws which extended and expanded insurance coverage for agencies responding to calls in other jurisdictions, the jurisdictional disputes that once impeded quick response have been effectively reduced. In addition, Mutual Assistance Zones have been effective means of providing support when the city has required assistance in maintaining its fire protection capability.

The Land Division Regulations address two major impediments to adequate response by requiring proof of availability of water and a report from the Fire Chief requiring that the water mains are of sufficient size to supply the required amount of water and by requiring proper access roads.

c. Multi-Story Buildings

Multi-story buildings, by their nature, have created unique problems in fire protection. A recently adopted Los Angeles County ordinance amending the Building Code requires that buildings over three stories tall have automatic sprinkler systems. In addition, buildings over 75 feet tall must have standby power systems, central control stations, and modified elevator systems. While this ordinance is expected to greatly alleviate the problems faced by fire suppression crews in this type of structure in the county, it does not apply to already existing structures. However, pending state legislation would correct this deficiency. Internal disaster preparedness programs should be given greater emphasis, particularly in those structures that do not conform with current standards.

d. Hospitals and Medical Facilities

Hospitals and medical facilities, through state mandated but locally enforced requirements, have received special attention due to their large life loss potential. For example, all institutional occupancies with dependent populations must have monthly fire safety training of their staffs. In addition, sprinkler systems are now required in all convalescent hospitals. Large hospitals generally have auxiliary support systems which permit continued operation of life maintenance functions in case of emergency; however, they are not required by law to have them.

e. Indoor Public Assembly Facilities

Indoor public assembly areas, by their nature, have dictated that emphasis be placed on fire prevention and impact reduction. Because the surroundings are generally unfamiliar to the occupants and the employees don't normally comprise a viable response force, measures have been taken through the Building Regulation Program which are designed to provide a high degree of fire resistance and to facilitate evacuation.

f. Industrial Fire Hazards

The Building Regulation and Fire Protection programs have been generally effective in reducing industrial fire hazards. However, there is some threat to those areas surrounding particularly hazardous uses. Because the Zoning Regulations specify the uses permitted for each zone, it is possible to restrict hazardous uses, such as explosive plants, to areas where the surrounding properties are not highly endangered. In specified cases the Zoning Regulations require a Conditional Use Permit, a device through which conditions are established in order to protect surrounding life and property before the applicant is permitted a use determined to be potentially hazardous.

2. Geologic Hazards

The three most significant non-seismic geologic hazards in Culver City are slope instability, erosion, and subsidence. Before these hazards can be adequately mitigated, it is essential that basic geologic data be mapped. This information is necessary because, supported by adequate subsurface investigation, the geologist can locate potential geologic hazard areas.

The County Engineer has investigated areas subject to hazard from landslide, settlement, or slippage based on the review and analysis of geological reports throughout the county for the past 15 years. The deficiencies of this program and its potential for improvement through a continued combined effort with the Division of Mines and Geology and the U.S. Geologic

Survey are discussed in the County's Seismic Safety Element. The City's Seismic Safety Element, adopted in 1974, is consistent with the County Element.

Slope instability and erosion problems have been addressed primarily through the Building Regulations which require that persons applying for building or grading permits in areas delineated as geologic hazard areas must submit a geological and/or engineering report demonstrating that the hazard will be eliminated or is not a danger for the intended use. In some cases it is necessary for the applicant to legally record the findings of such reports along with a waiver of liability. These Building and Grading Regulations have been successful in reducing geologic hazards. However, they have no application in those areas developed prior to the inception of the codes. In addition, there have been complaints that these regulations ignore environmental considerations.

Subsidence, with a few notable exceptions, is not considered a major problem by technical experts. The exception is the Baldwin Hills where subsidence has occurred through oil and gas withdrawal. There are some possible solutions to these problems. For example, in Long Beach subsidence has been effectively arrested by the Flood Control and Water Conservation Program through salt water repressurizing of underground aquifers and oil shales. The Baldwin Hills ten years ago began a similar program which, to date, appears to be successful.

Provided an adequate base of geologic data is developed, the Zoning Program could play a significant role in regulating the type and intensity of development in hazard areas. Until recently, however, the existence of geologic hazards, unless extreme, have not weighed heavily in making land use determinations. The Land Division Program, on the other hand, requires, where necessary, geologic reports on proposed subdivisions.

3. Evaluation Summary

Generally the quality of fire protection services in Culver City is quite good.

While fire hazardous buildings bring the problem into its sharpest focus, the one overriding area of concern that underlies this entire discussion is that of non-conforming uses or conditions. The Building Codes have generally applied only to those structures built after its adoption. There have been some cases, however, where the codes have been made retroactive. Uses with high hazard and/or large life loss potential, particularly require uniform application of the codes.

Non-seismic geologic hazards have influenced the development of several programs such as the Grading Regulations. Subsequent revisions to these regulations as a result of the Seismic Safety Element are anticipated.

C. ACTION PROGRAM

This section outlines first and second priority action areas and the short and medium and long range action necessary to implement the policies of the element.

1. Priority Action Areas

This section established first and second priority action areas based on criteria developed from consideration of currently identified problems and existing programs. They are designed to have the greatest positive impact on safety problems while taking advantage of existing assets and opportunities.

a. Criteria for Establishing Priorities

Priorities must be developed because the City has limited resources to devote to all of the problems discussed in the plan. Therefore, it is necessary to concentrate available resources on the most critical problems. The following criteria were used to identify the problems and determine their priority.

- 1) Significant threat to life and property.
- 2) Major threat to dependent populations or large concentrations of people.
- 3) Desirability for taking advantage of an opportunity before it is lost.

Problems discussed earlier in this element were reviewed against the above criteria. The problems meeting any of these criteria were included in the first priority concerns. All other areas were designated as second priorities.

b. First Priority Action Areas

The following have been identified and are recommended as first priority action areas:

- 1) Fire Hazardous Buildings
- 2) High Occupancy Structures
- 3) Dependent Populations
- 4) Industrial Fire Hazards
- 5) Emergency Response

c. Second Priority Action Areas

The following areas are identified and recommended as second priority action areas:

- 1) Geologic Hazards
- 2) Residential Fires
- 3) Coordination
- 4) Public Information

2. Action Recommendations

This section presents those recommendations necessary to initiate action to implement the policies of the element and contribute to the achievement of goals. They are divided into two sections: short range, and medium and long range. Short range actions are those which should be initiated within five years but their duration may extend beyond that period. Medium and long range actions are those that will occur from five to 15 years in the future, some of which may require initial activity that must be taken in the immediate future. In addition to the following recommendations, some of the Seismic Safety Element recommendations may have some application. The numbering of recommendations does not imply any priority ordering.

a. Short Range Action Recommendations

- 1) Adopt a City ordinance defining fire hazardous buildings.
- 2) Following authorization from the City Council,
 - a) Conduct an inventory and evaluation of fire hazardous buildings.
 - b) Identify building occupancy type, value, and age, social and economic characteristics of occupants.
 - c) Establish priorities for the renovation, demolition, or occupancy reduction of identified fire hazardous buildings.
- 3) By City Council resolution, join with the County in supporting efforts at the federal level to revise Internal Revenue Service regulations to limit utilization of accelerated depreciation schedules, particularly as they apply to substandard buildings.
- 4) By City Council resolution, join with the County in supporting efforts at the state level to provide tax incentives to encourage the repair or demolition of fire hazardous buildings.
- 5) Following a review of the effectiveness of the present regulations regarding fire suppression installations in buildings, adopt appropriate regulations to correct the deficiencies.

b. Medium and Long Range Action Recommendations

- 1) Continue to monitor the relationship between regulations and fire prevention.
- 2) Commence a program of geologic mapping for the City.

D. GOVERNMENTAL ROLES AND RESPONSIBILITIES

The following are desirable roles to be assumed by each level of jurisdiction in order to more effectively achieve the safety goals of this element.

City

It is at the municipal level that the greatest effort can be exerted because the City is most aware of its own safety problems and the viable alternatives to cope with them. Charged with the responsibility for the public's safety within its boundaries, the City should enforce strong fire prevention programs, have adequate fire response capabilities, and develop programs which will mitigate non-seismic geologic hazards.

County

Culver City maintains its own fire department. Los Angeles County provides fire protection for 35 cities within the County as well as for the unincorporated County areas. Additionally, the County provides a major part of the protection for the brush fire areas in the Los Angeles basin and is committed to assist the state and federal governments in the event of a major brush fire.

The County is also committed to assist Culver City, as well as other cities, through mutual aid agreements. The County, through contractual arrangements, is also involved in providing protection from geologic hazards to many jurisdictions.

State

The state has assumed a strong role in establishing fire prevention and impact reduction standards in high hazard-large loss categories. It has maintained a coordinative role in establishing policies and guidelines by which local jurisdictions may sign mutual aid agreements to supplement each other's capabilities in the event of a major disaster. In areas of statewide problems, it must always be ready to respond through a quick response structured organization which can be activated throughout the state. In areas where local governments cannot adequately respond to disasters within their jurisdictional boundaries, the state should be ready to assist with both finances and manpower.

Federal

The federal government is able to assume a strong support and guidance role through legislation, funding activities, and research. The federal government should assist in the development of model regulatory measures and administrative processes. It should also function as a data bank and actively disseminate information to local governments. With a revised Federal Disaster Preparedness and Assistance Program and by removing incentives for ignoring the risks associated with fire and geologic hazards, the federal government could do much to promote disaster preparedness and

enhance public safety. It may play a vital role in implementing safety policies through funding, especially in the fire hazardous building problem area which may require substantial assistance for relocation programs.

E. CONSTRAINTS AND CAPABILITIES

To assist in organizing for efficient and effective implementation of recommended safety actions, this identification of existing constraints and capabilities has been made.

Constraints

- Legal limitations on the authority to implement some safety policies.
- Limited public funding available to subsidize corrective measures.
- Opposition to new regulations which might adversely affect property values.
- Diverse opinions concerning unacceptable levels of risk.

Capabilities

- A high level of technical knowledge to solve hazard problems.
- Well organized, highly trained personnel and sophisticated equipment for fire protection and rescue.
- Public awareness of disasters which have taken many lives and destroyed much property.

F. COSTS AND FUNDING

The programs presented in this element are the concern of both the public and private sectors. With the existing framework and minor alterations of funds, most of the programs could be improved. Funds for the programs can be secured through a readjustment of priorities or from new sources of revenue.

Major private costs would be borne by owners of fire hazardous buildings which would require either renovation or demolition and relocation. A shift in federal programs and priorities to permit funding for this purpose would serve to implement fire prevention programs and thus reduce the potential life and property loss.

G. IMPLEMENTATION STRATEGY

Strategies are the general courses of action that are selected upon consideration of the roles, capabilities, constraints, and goals. Key safety strategies are to:

- Concentrate available resources on the most critical problems.
- Maintain flexibility in implementing programs to reflect changing levels of unacceptable risk.
- Place greater emphasis on preventative measures.
- Encourage abatement strategies for dealing with critical existing hazards.

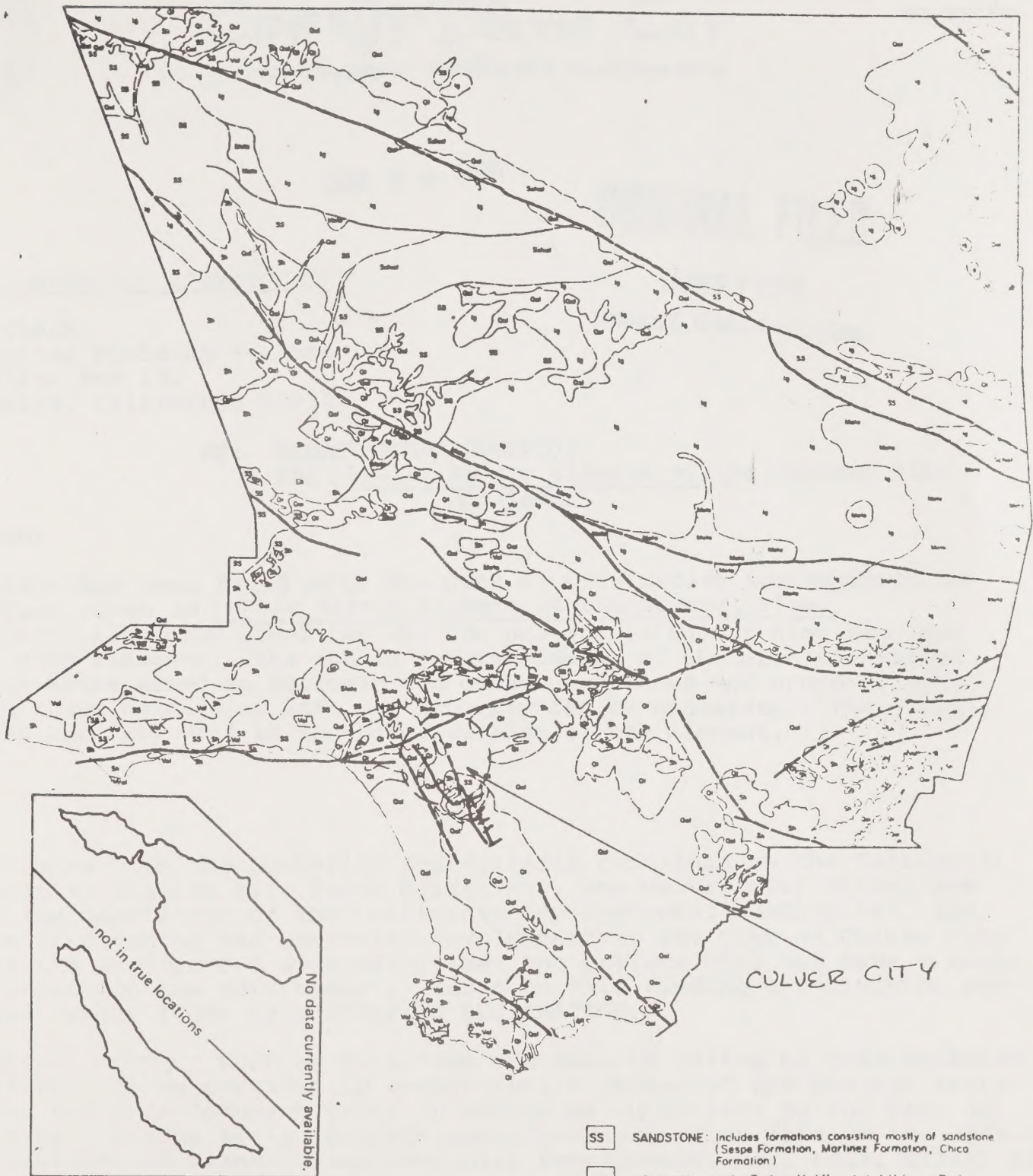
H. USE OF THE SAFETY ELEMENT IN DECISION MAKING

This element is specifically designed to assist officials in making decisions regarding the use of regulations and programs to meet public safety needs through capital programming, land use allocation, building and development code revision, and general revenue expenditures. The element should also be used as a guide to developing new programs where required and in influencing other governments as well as activities within the private sector.

I. CONCLUSION

The opportunity to attain the goals of this element has never been greater. Increased public awareness, a declining growth rate, and expanding technical expertise can be merged to form both a receptive climate and in institutional framework to implement the proposals contained herein.

It is essential that government at all levels take advantage of these opportunities and provide vigorous and imaginative leadership in the field of public safety.



GENERALIZED GEOLOGY

- Oal** ALLUVIUM: Includes recent stream and flood plain deposits, sand dunes, and beach deposits.
- Ql** TERRACE: Includes Pleistocene Marine and Non-Marine deposits (Lomita Marl, Timm's Point Silt, San Pedro Sand, Palos Verdes Sand, Saugus Formation and La Habra Formation).
- Sh** SHALE: Includes formations consisting mostly of shale Pliocene to Eocene in age (Pico Formation, Repetto Formation, Santa Margarita Formation, Modelo Formation, Vagueros Formation, Tejon Formation, Los Lajas Formation, Santa Susana Formation).

- SS** SANDSTONE: Includes formations consisting mostly of sandstone (Sespe Formation, Martinez Formation, Chico Formation).
- Vol** VOLCANIC: Includes Tertiary Undifferentiated Volcanic Rocks.
- Meta** METAMORPHIC: Undifferentiated Metamorphic Rocks (Meta), Santa Monica Slates (Slate), Peona Schist (schist).
- Ig** IGNEOUS: Undifferentiated granitic rocks, serpentine, anorthosite, and related gabbroic rocks.

- Geologic contacts
- Faults (active & potentially active) dotted where concealed

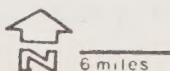
NOTE

The purpose of this map is to present a broad picture of the generalized geologic pattern within Los Angeles County for purposes of land-use planning. The map presents a generalized grouping of geologic materials having similar physical properties. Its preparation is based primarily on data from the Geologic Map of Los Angeles County by the California Division of Mines and Geology.

Use of this map should be for land-use planning purposes only and should not be used for design or project evaluation.

SOURCE:

Department of County Engineer
Design Division — Engineering Geology Section





CITY OF CULVER CITY
9770 CULVERLANDING DIVISION CULVER CITY, CALIFORNIA 90230

(213) 837-5211

P.O. BOX 507

JUN 30 1975

ORIGINAL FILED

Date: June 23, 1975

JUN 27 1975

Clarence E. Cabell, County Clerk

County Clerk
Corporations Division -- Room 106
Post Office Box 151
Los Angeles, California 90053

RE: **NEGATIVE DECLARATION**
For: Public Safety Element of the General Plan
(project)

Gentlemen:

Application has been filed with the City of Culver City for approval of the project known as Public Safety Element of the General Plan.

The project is briefly described as: The project is one of nine required general plan elements. The public safety element of the plan identifies hazardous areas based on geologic and other conditions and proposes means on which these hazards to life and property can be minimized. The general public of the City will be the beneficiaries of the element.

In accordance with the authority and criteria contained in the California Environmental Quality Act, State Guidelines, and Culver City Guidelines for the Implementation of the California Environmental Quality Act, the Division of Planning and Community Development of the City of Culver City analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding the Division prepared and hereby files this **NEGATIVE DECLARATION**.

A period of thirty working days from the date of filing of this **NEGATIVE DECLARATION** will be provided to enable public review of the project specifications and this document prior to action on the project by the City of Culver City. A copy of the project specifications is on file in the Offices of the Division of Planning and Community Development, City Hall, Culver City.

This document is being filed in duplicate. Please acknowledge filing date and return the acknowledged copy in the enclosed stamped self-addressed envelop.

Prepared and filed by:
The Division of Planning and Community Development

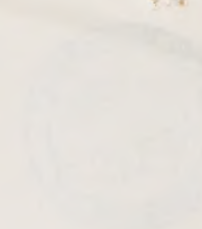
By: Susan Berg

Susan Berg, City Planner



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City of Berkeley



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